

12010 FLETCHING STONE LANE

HOUSTON, TEXAS 77044 | BALMORAL EAST

ELEVATED DESIGN • EXCEPTIONAL UPGRADES • BACKYARD PRIVACY



4

BEDROOMS



2.5

BATHROOMS



2,691

SQ. FT.



5,776

SQ. FT. LOT



2

CAR GARAGE



2023

BUILT

OVER \$50,000 IN PREMIUM DESIGNER BUILDER UPGRADES



SIGNATURE DESIGN

- Upgraded brick elevation; brick on all four sides
- Modern horizontal wrought-iron stair rails
- High-end wood-and-glass front entry door
- Soaring two-story living area with abundant natural light
- Designer two-tone paint and wood-look tile floors



CHEF'S ISLAND KITCHEN

- Large island with black granite countertops
- Upgraded 42-inch cabinetry and extra counter space
- Stainless steel appliances and gas cooking
- Undermount sink and open-concept gathering space
- Breakfast area overlooking the backyard



COMFORT & SMART EXTRAS

- First-floor primary suite with upgraded finishes
- Private study with elegant glass double doors
- Upstairs game room plus three secondary bedrooms
- Tankless water heater
- FULL-HOME GUTTERS ON ALL FOUR SIDES
- Garage pre-plumbed for future water softener / filtration



PRIVATE LOT & BALMORAL

- Private setting near the end of the street
- No immediate rear neighbors; fenced backyard
- Covered patio with gas connection for grilling
- Walkable to Centennial Elementary School
- Crystal Lagoon, beaches, pools, fitness and trails

4-SIDED BRICK • DESIGNER FINISHES • NO REAR NEIGHBORS

Resort-style Balmoral living with room to work, gather and unwind.